



City of Somerville
ZONING BOARD OF APPEALS
City Hall 3rd Floor, 93 Highland Avenue, Somerville MA 02143

MARCH 15, 2023 MEETING MINUTES

This meeting was conducted via remote participation on GoToWebinar.

NAME	TITLE	STATUS	ARRIVED
Susan Fontano	Chair	<i>Present</i>	
Anne Brockelman	Vice Chair	<i>Present</i>	
Katherine Garavaglia	Clerk	<i>Present</i>	
Ann Fullerton	Member	<i>Present</i>	
Zachary Zarembo	Member	<i>Present</i>	
Brian Cook	Alt. Member	<i>Present</i>	
Sisia Daglian	Alt. Member	<i>Absent</i>	

City staff present: Emily Hutchings (Planning, Preservation, & Zoning)

The meeting was called to order at 6:03pm and adjourned at 6:34pm.

GENERAL BUSINESS: Meeting Minutes

Following a motion by Clerk Garavaglia, seconded by Vice Chair Brockelman, the Board voted unanimously (5-0) to approve the 4 January 2023 meeting minutes.

OTHER BUSINESS: 384 Mystic Valley Parkway (Mystic Waterworks, Phase II) 40B

The applicant team reviewed the proposed changes and the reasons for those changes to the 40B Comprehensive Permit, and described why they believe the changes to be insubstantial, citing the state guidelines for 40B development projects.

The team noted that for financing reasons, the subsidy program will be changed to the Department of Housing and Community Development (DHCD) low-income housing tax credit program from the Massachusetts Housing Partnership Fund.

The team then presented the proposed plan revisions, reviewing the changes to the basement and first floor of the building. The applicant team noted that they started with 21 units, and they will still have 21 units; they are just being rearranged. As the proposed site changes were reviewed, including the removal of two handicap parking spaces in one portion of the site and the addition of one handicap parking space on a separate part of the site, the Board asked if the new parking space will be as accessible as the previously proposed spaces. The applicant team confirmed that the new parking space will be easily accessible. The team highlighted the location of all handicap parking spaces and reviewed the reasonings for the change. The Board confirmed that the application still complies with the accessibility requirements. The Board asked where the entrances to the building are located in relation to the accessible parking spaces; the applicant team reviewed the entrance locations and how they are accessible. The team reiterated that the number of units and level of affordability will remain the same.

The Board reviewed what qualifies as a substantial change per state regulations for 40B development and stated that they believe that the changes are clearly insubstantial.

Following a motion by Clerk Garavaglia, seconded by Vice Chair Brockelman, the Board voted unanimously (5-0) to determine that the proposed changes to the plans and subsidy program are insubstantial.

RESULT:

INSUBSTANTIAL

NOTICE: These minutes constitute a summary of the votes and key discussions at this meeting. A recording of these proceedings can be accessed at any time by using the registration link at the top of the meeting agenda.